



Canada's Oldest Bobcat Dealership Breaks Ground on New Digs

Bobcat of Windsor was the first dealership in Canada and first opened in 1972. A full-service construction equipment dealer offering new and used equipment sales, repair, maintenance, parts sales, road service and equipment rentals, **Bobcat** was in urgent need of a new home.

The dealership approached **Rosati** and decided to take full advantage of **Rosati's** Design-Build Single Source Responsibility for all services required to develop the new facility. With all services in-house, **Rosati** delivered land location, realty and legal services for the land purchase, as well as full project development of the designs, municipal processes and management of all consultants.

The design-build project includes a 9,882-square-foot dealership encompassing sales, service and rental functions. The facility will be conventionally-constructed on a three-acre property on Rhodes Drive, with excellent exposure along EC Row Expressway.

"Rosati gets our business and has a very clear understanding of what our future dealership requires to be efficient, scalable and safe. Their team has been extremely responsive and proactive throughout the process. Their deep industry expertise and experience have also allowed them to bring us multiple solutions for any challenges we encountered. We can always count on them to sweat the details and clearly communicate, ensuring we're comfortable with the direction the project is going in. They have been true partners in this build."

■ John Burrows, Branch Manager, Bobcat of Windsor

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- John Burrows

*Branch Manager,
Bobcat of Windsor*

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Law Firm Returns to Downtown Core

Mousseau Law partner Tom Porter recommended **Rosati** to renovate the firm's new offices, as he was happy with the work the company had done on another project.

The location search resulted in a totally-renovated 10,000-square-foot space at 525 Windsor Avenue. The leasehold project was design-built by **Rosati**, working closely with the building's owner.

Along with the fresh, functional new working space, the project included a convenient elevator from the parking garage to the second-floor law firm offices.

"Rosati is very professional and they do excellent work. They aim to please their clients. They made it fairly effortless on our part, giving us options when there were choices to be made. They promised we would be in by April 1st, because we had to get out of our previous space, and they delivered on that deadline."

■ **Tom Porter, Lawyer/Partner, Mousseau Law Firm**

MOUSSEAU DELUCA
MCPHERSON PRINCE LLP
BARRISTERS & SOLICITORS



Kadri Dental Sinks Teeth into New LaSalle Location

Dr. Kareem Kadri approached **Rosati** to design-build his new **Kadri Dental** offices at **Malden Square Plaza**, in **LaSalle's** bustling **Malden Rd. business district**.

Dr. Kadri is a general dentist practicing family dentistry, and has a passion for implants and cosmetic dentistry.

Assisted by **Henry Schein Dental**, the design will result in a bright, fresh dental centre being constructed in two phases. Phase one has already begun, with construction underway on the first 2,600-square-foot space, and phase two will add another 1,500 square feet. Phase one will include two hygiene rooms and three operatories. There will also be a sterilization area, a lab and administrative spaces, and more hygiene rooms and operatories when complete. Hospital-grade negative pressure rooms will be an important part of patient care.



"I know Rosati has a proven track record and an eye for excellence. They are super responsive and they helped me develop my vision. They use only quality materials and they work with the best trades. This freed me to focus on the actual care of my patients, instead of having to worry about the project."

■ **Dr. Kareem Kadri, Kadri Dental**

Penalty Box Expands to the "Delight" of South Windsor

Every week since 1992, **Windsor's Penalty Box** has served up thousands of its famous specialty, the **Chicken Delight**, with devoted diners willing to wait out the backlog of orders. **Now relief is on the way.**

Rosati was selected as the design-builder for the new **South Windsor's Penalty Box**, to be constructed on Cabana Rd. just east of Howard Ave.

Co-owners **Travis Bondy** and **Marco Magliaro**, who have partnered with the original **Windsor's Penalty Box** owner for the new venture, promise the same commitment to high quality. The new **South Windsor's Penalty Box** will focus primarily on take-out orders, better to meet customer demands for the **Chicken Delight** and other popular menu items.



"We felt it was the perfect location, and the Rosati reputation speaks for itself. Rosati is a one-stop shop. They have been more than accommodating, and their attention to detail extends from the quote to the design and the implementation. We're happy and comfortable with Rosati."

■ **Travis Bondy, Co-owner, South Windsor's Penalty Box**

Rosati Design-Build Program Key to Fast Tracking Multiple Industrial Projects



The Windsor-Essex County industrial sector generally appears to be very active. Many past and new clients have reached out and have taken advantage of Rosati's experienced in-house team of Development Team and Estimators working in concert with our full-service field crews and Project Management Team to taken their current project from concept to completion.

- **Briadco Tool & Mould Inc.** recently re-engaged Rosati for a new 16,000-square-foot stand-alone facility that includes a 30-ton crane.
- **Meritor Suspension Systems of Canada** once again enlisted **Rosati's** construction management expertise for a program covering multiple projects in two different facilities, allowing the company to introduce additional manufacturing capacity. The individual projects ranged from a machine foundation and second floor structure modifications, to readying approximately 30,000 square feet of space for MSSC to use as new manufacturing space.
- **Prominent Fixture & Gauge** again chose **Rosati's** design-build services for a 3,500-square-foot addition. Including the original building this is the third project **Prominent** and **Rosati** have teamed up on.
- **H. Beck**, the original building of which was constructed by **Rosati** in 1980, is mid-way through a 27,000-square-foot expansion design-built by **Rosati**. The conventional expansion project includes two internal mezzanines, 25-ton cranes, a new plant lunch and locker room, crib room and maintenance room as well as new parking areas.
- **Buske Logistics** first engaged **Rosati Design-Build Team** in 2001 to build their initial Logistics Facility. Now 20 years later **Buske** and **Rosati** Teamed up again to relocate them to a newly expanded facility on Outer Drive. The new location was also an 80,000-square-foot **Rosati Design-Built** facility constructed in 2000, needed to be expanded by 30,350-square-feet to facilitate **Buske's** requirements, which needed bringing the overall facility to 110,530-sqaure-feet. Occupancy took place in March.
- **RJ Cyr Co.**, a subsidiary of **Windsor Industrial Service** in Oldcastle, has selected **Rosati** to design-build a 34,000-square-foot expansion. This conventional expansion will include seven 5-ton cranes, completely renovated plant lunch room and locker rooms. The site will be completely transformed with new parking areas, truck access and site entrance.



MSSC



H. BECK
MACHINERY LTD.



"Without a doubt, Rosati's Development Team has been fabulous from the very beginning of this project, very responsive and professional. Rosati has done a great job on achieving our goals and preferences on our expansion, and all while maintaining our budget. We're very pleased."

- David Meade, Co-Owner, R.J. CYR. Co.



Rosati Restores Charm to Historic 1903 Downtown Amherstburg Gem!

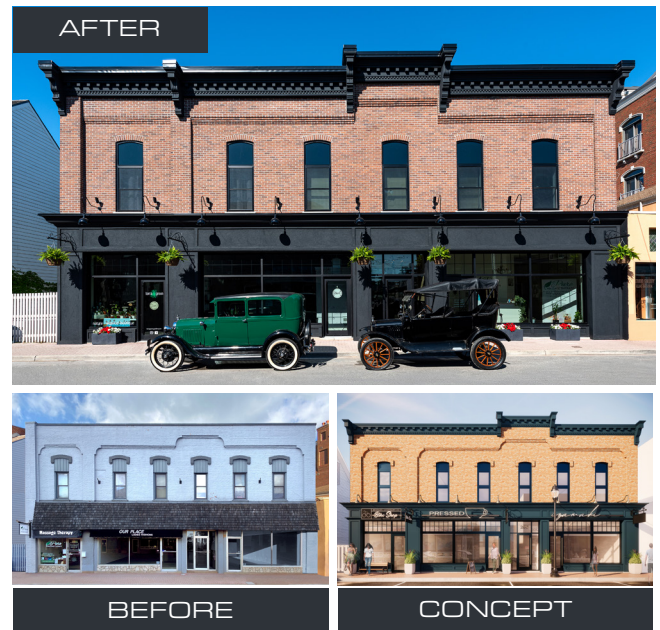
When Owner's Mark and Kirsten Kurzuk first approached Rosati about developing a design-build plan to restore their historic building, they weren't aware of the challenge ahead but also the rewarding end results. The building dates back to the early 1900s and is a meaningful feature of the town's historic Downtown.

The plan was to modernize and update the façade, while at the same time restoring the building to appear as original as possible. Rosati worked with available historical photographs and incorporated elements from the pictures into the project, as well as incorporating design concepts from the design rendering.

The project required structural enhancements, modernized windows and doors, new brick façade and an array of replica architectural details. After overcoming the challenges with the old structure, Rosati is proud the project has revitalized new life into a beautiful building that will last for years to come.

"Rosati's Development and Construction Teams paid close attention to the fine details on our project. The result is a showpiece building and we are very pleased on how everything turned out."

■ Mark and Kirsten Kurzuk

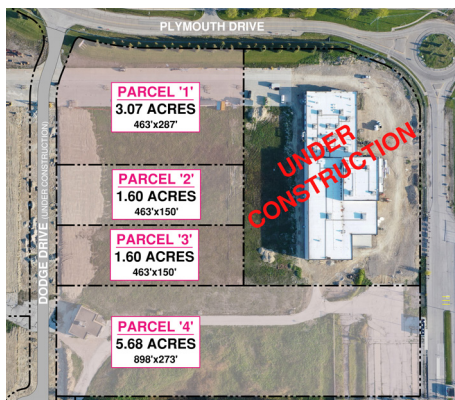


Grand Central Driving in Opportunities With New Road

Grand Central Business Park was recognized last year with "Ontario Certified Site" status as prime investment land under the Ontario Investment Program.

Rosati has continued to push forward site improvements, with construction of a new interior access road underway. The road will immediately open up several smaller industrial lots on the east side of the business park, while maintaining the option for a large development on the west side. The smaller lots will range from 1.6 to 12 acres.

GRAND
CENTRAL
BUSINESS PARK



For More Information

Please call:
519.734.6511

Rosati Gift Card Program Supports Local Food Industry

Recognizing the extensive detrimental effects of Covid shutdowns and restrictions on the food service and restaurant industry, Rosati developed, funded and implemented a gift card program to support client businesses during difficult times.



"A lot of people who had never been to our place came in and used the gift cards, which was wonderful. Especially during Covid, this program was really helpful and created a lot of publicity for all of us. We're quite honoured Rosati included Antonino's in this promotion."

■ Joe Antonino, Owner, Antonino's Original Pizza